

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119	-121	WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	CUMMINS JOHN J JR & STACIA J/			
Owner 2:	TRS/SUSAN J CUMMINS FAMILY			
Owner 3:	2016 INCOME-ONLY IRREVOCABLE			
Street 1:	14 RADCLIFFE RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CUMMINS JOHN J JR & STACIA J -		
Owner 2:	CUMMINS SUSAN J -		
Street 1:	14 RADCLIFFE ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,633 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15227	Total SF/SM:	6633	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	495,193	Spl Credit	Total:	495,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6633.000	449,200	5,300	495,200	949,700		28785
							GIS Ref
							GIS Ref
Total Card	0.152	449,200	5,300	495,200	949,700	Entered Lot Size	
Total Parcel	0.152	449,200	5,300	495,200	949,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	423.97	/Parcel:	423.9	Land Unit Type:	Insp Date
							11/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	449,300	5300	6,633.	495,200	949,800	949,800	Year End Roll	12/18/2019	PRINT		
2019	104	FV	277,600	5300	6,633.	526,100	809,000	809,000	Year End Roll	1/3/2019		Date	Time
2018	104	FV	277,600	5300	6,633.	383,800	666,700	666,700	Year End Roll	12/20/2017		12/10/20	18:44:33
2017	104	FV	259,800	5300	6,633.	334,300	599,400	599,400	Year End Roll	1/3/2017	LAST REV		
2016	104	FV	259,800	5300	6,633.	284,700	549,800	549,800	Year End	1/4/2016		Date	Time
2015	104	FV	230,400	5300	6,633.	278,500	514,200	514,200	Year End Roll	12/11/2014		10/09/19	13:47:18
2014	104	FV	230,400	5300	6,633.	229,000	464,700	464,700	Year End Roll	12/16/2013			
2013	104	FV	240,100	5300	6,633.	217,900	463,300	463,300		12/13/2012			

SALES INFORMATION

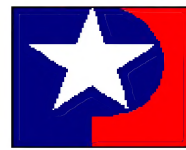
TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	28785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	TAN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1923	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1923	20.95	T	40	104			5,300			5,300